

For Sale

124 - 128 West 6th Avenue

Vancouver, BC

Main Floor Light Industrial Strata Units
From 702 SF to 3,532 SF with Direct Loading

For Further Information Contact:

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CBRE

Property Details

Address: 124 West 6th Avenue
126 West 6th Avenue
#105 - #107 128 West 6th Avenue

Available Units: 124 West 6th Avenue: 1,244 SF
126 West 6th Avenue: 702 SF
#105-#107 W 6th Ave: 1,586 SF
Total 3,532 SF

Units may be combined or sold separately

Zoning: I-1 (Light Industrial)
Permits a variety of light industrial uses including sales and service, creative/ technology operations, bakery, wholesalers and light manufacturing.

Property Taxes (2025): 124 West 6th Avenue: \$10,304.00
126 West 6th Avenue: \$5,992.99
#105 - 107 128 West 6th Avenue: \$14,491.88

Strata Fees: 124 West 6th Avenue - SL 2: \$736.11 per month
126 West 6th Avenue - SL 1: \$415.18 per month
#105-#107-128 West 6th Avenue - SL 3&SL 4: \$937.97 per month

Price: 124 West 6th Avenue: **\$1,125,000**
126 West 6th Avenue: **\$650,000**
#105-#107 128 West 6th Avenue: **\$1,450,000**



Features



Well located in vibrant Mt. Pleasant



Exceptional access to public transit including Broadway-City Hall, Olympic Village and future Mount Pleasant Station



Concrete construction built in circa 1997



Rare main floor units with efficient loading access



Sprinklered

124 West 6th Avenue

Address: 124 West 6th Avenue, Vancouver

Legal Description: SL 2, District Lot 200A, Group 1 New Westminster District, Strata Plan LMS2849, PID 023-798-459

Unit Area: 1,244 SF
Units are contiguous and may be combined

Property Taxes (2025): \$10,304.00

Strata Fees: \$736.11 per month

Price: **\$1,125,000**

Unit Features



14' ceiling heights



Direct grade loading off lane



Ample natural light



Open plan production office area



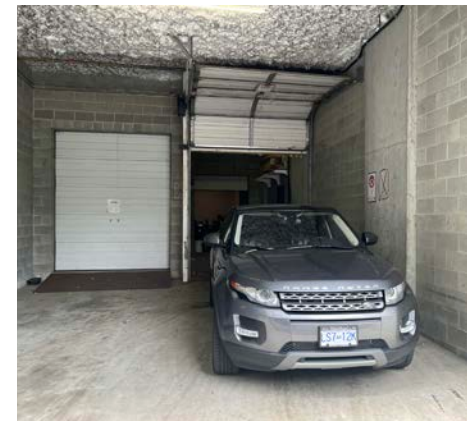
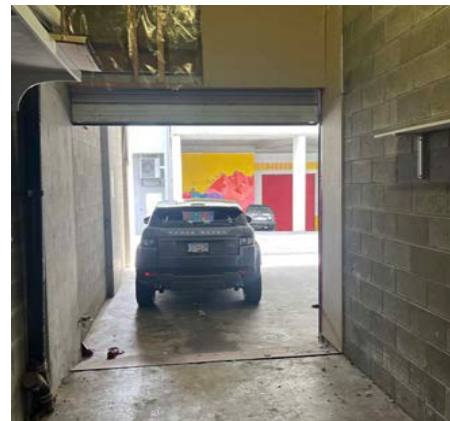
Kitchen area



Concrete Construction



Sprinklered



126 West 6th Avenue

Address:	126 West 6th Avenue, Vancouver
Legal Description:	SL 1, District Lot 200A, Group 1 New Westminster District, Strata Plan LMS2849, PID 023-798-441
Unit Area:	702 SF Units are contiguous and may be combined
Property Taxes (2025):	\$10,304.00
Strata Fees:	\$415.18 per month
Price:	\$650,000

Unit Features



14' ceiling heights



Access to common grade loading off lane



Open plan production office area



Kitchen area



Concrete construction



Sprinklered



Common Grade Loading Door



#105 - #107 - 128 West 6th Avenue

Address: #105 - #107 - 128 West 6th Avenue, Vancouver

Legal Description: SL3 and SL4, District Lot 200A, Group 1 New Westminster District, Strata Plan LMS2849, PID's 023-798-467, 023-798-475

Unit Area: 1,586 SF

Property Taxes (2025): \$14,491.88

Strata Fees: \$937.97 per month

Price: **\$1,450,000**

Unit Features



14' ceiling heights



Direct grade loading off lane



Ample natural light



Open office area with one private office



Warehouse area with grade loading



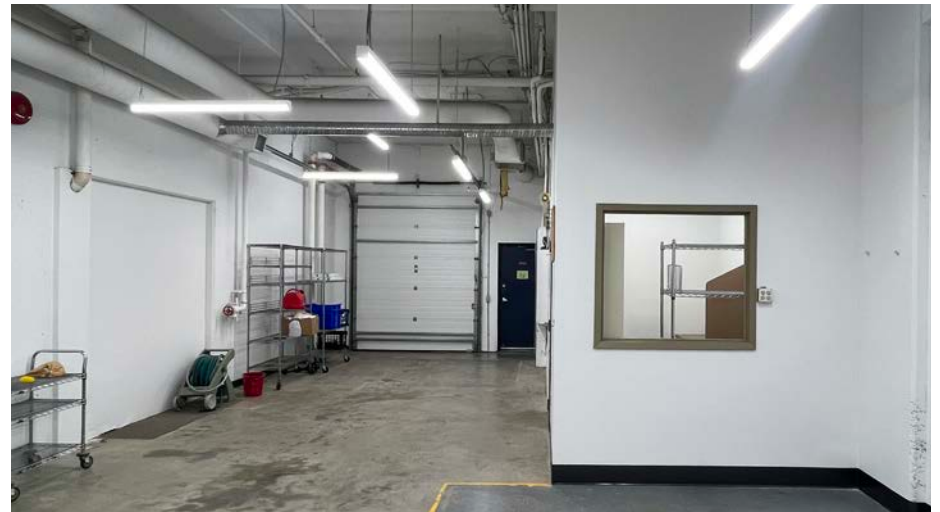
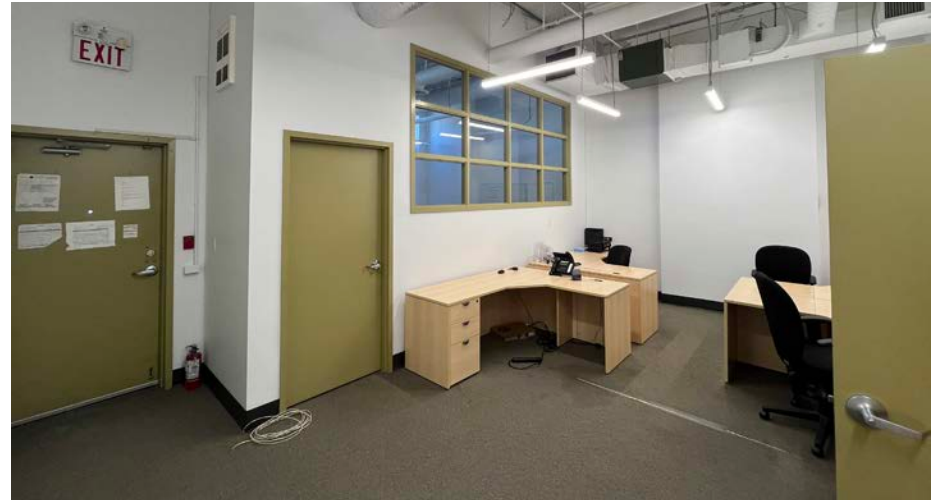
Concrete construction



Sprinklered



3 phase power



Ideally located in the vibrant Mount Pleasant neighbourhood of Vancouver, providing direct access to the Downtown Core, Gastown and major traffic arteries servicing Metro Vancouver. The Mount Pleasant area offers a wide range of amenities including restaurants, craft breweries, coffee shops, retail shops and services along with Jonathan Rogers Park. The subject property is located within easy walking distance to the Broadway-City Hall and Olympic Village Skytrain Stations, and future Mount Pleasant Station. The exceptional combination of accessibility and amenities has attracted many successful businesses to choose Mount Pleasant for their operations including AbCellera, Relic Entertainment, Hootsuite and WildBrain Studios to name a few.



99 WALK SCORE
Daily errands do not require a car.

97 BIKE SCORE
Daily errands can be accomplished on a bike.

92 TRANSIT SCORE
World-class public transportation.

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